

**MINUTES OF A REGULAR MEETING OF  
THE TORRANCE PLANNING COMMISSION**

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, April 4, 2012 in City Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Polcari.

**3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE**

Present: Commissioners D'anjou, Gibson, Polcari, Rizzo, Uchima, Weideman and Chairperson Skoll.

Absent: None.

Also Present: Planning Manager Lodan, Planning Associate Martinez, Associate Civil Engineer Symons, Plans Examiner Noh, Sr. Fire Prevention Officer Kazandjian, and Assistant City Attorney Sullivan.

**4. POSTING OF THE AGENDA**

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, March 30, 2012.

**5. APPROVAL OF MINUTES**

Commissioner Rizzo offered a correction to the February 15, 2012 Planning Commission minutes.

**MOTION:** Commissioner Gibson moved for the approval of the February 15, 2012 Planning Commission minutes as corrected. The motion was seconded by Commissioner Uchima and passed by unanimous voice vote.

**6. REQUESTS FOR POSTPONEMENTS**

Planning Manager Lodan relayed the applicant's request to continue Agenda Item 10A (PRE12-00002: Kelly Hamm (Hakim Emad) to May 2, 2012.

**MOTION:** Commissioner Weideman moved to continue Agenda Item 10A to the May 2, 2012 Planning Commission meeting. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

**7. ORAL COMMUNICATIONS #1 – None.**

Chairperson Skoll reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

**8. TIME EXTENSIONS – None.**

9. **SIGN HEARINGS** – None.

10. **CONTINUED HEARINGS**

10A. **PRE12-00002: KELLY HAMM (HAKIM EMAD)**

Planning Commission consideration for approval of a Precise Plan of Development to allow a new two-story single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 169 Via Pasqual.

Continued to May 2, 2012.

11. **WAIVERS** – None.

12. **FORMAL HEARINGS**

12A. **MOD12-00002: ANTHONY MASSARO (RICHARD MEINE)**

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP87-59) to allow the incorporation of a former light industrial space into an existing church use in conjunction with parking lot and exterior renovations, on property located in the M-2 Zone at 23915 Garnier Street. (NOTE: This request was approved as MOD10-00006 on 8/04/10, but expired on 8/04/11 and is being brought back for reconsideration.)

**Recommendation:** Approval.

Planning Associate Martinez introduced the request and noted supplemental material available at the meeting consisting of additional conditions of approval from the Police Department.

Anthony Massaro, project architect, voiced his agreement with the recommended conditions of approval, including the conditions in the supplemental material. He briefly described the proposed project, noting that it will be done in two phases and includes the conversion of 7,186 square feet of light industrial space into church facilities and the creation of an outdoor plaza. He explained that it will result in a more efficient layout and a better experience for churchgoers and it is not intended to expand the church's membership.

Commissioner Weideman questioned when the required six-foot tall fence/wall (Condition No. 12) will be constructed, and Mr. Massaro reported that the church is planning on building a fence, not a solid wall, and it will be constructed immediately upon approval of the project.

Planning Manager Lodan recommended that the fence be constructed of wrought iron or tubular steel, and Mr. Massaro indicated that this was acceptable to the church.

Commissioner D'anjou asked about the church's history of expired entitlements. Mr. Massaro explained that the entitlements expired because fundraising took longer than expected and confirmed that the church was now ready to move forward with the project.

Commissioner D'anjou requested information about the church's weekday activities, noting that the staff report mentions that no public assembly is allowed prior to 7:00 p.m. on weekdays so church activities do not interfere with the traffic of surrounding businesses.

Shawn Marks, Kings Harbor Church, reported that the church has various activities, such as bible studies, beginning at 6:00 a.m. and ending at late as 10:00 p.m. and that the largest weekday gathering is the MOPS (Mothers of Preschoolers) group on Thursday mornings which has approximately 70 attendees.

Chairperson Skoll questioned whether a gathering of 70 people would be considered a "public assembly."

Planning Manager Lodan advised that such a gathering might be construed as a violation of Condition No. 4 as currently worded, "Any use of the church for public assembly shall not begin prior to 7:00 p.m. on weekdays."

Commissioners voiced concerns about the adequacy of the on-site parking for weekday activities since the off-site parking agreements are for Sundays only.

Mr. Massaro expressed confidence that the church's 44 on-site parking spaces were adequate for weekday activities.

A brief discussion ensued, and Chairperson Skoll suggested the possibility of reviewing the parking situation after a six-month trial period to determine whether church activities are creating any problems.

Planning Manager Lodan concurred with Chairperson Skoll's suggestion, noting that apparently the MOPS group is an on-going church activity and he was not aware of any recent complaints regarding parking.

Commissioner Uchima suggested the possibility of designating parking spaces for the light industrial use that shares property and not allowing church parking in this area.

Mr. Massaro stated that he did not believe this is a problem because the industrial use is on the north side of the building while the church entrance is on the south side and participants in the MOPS program tend to park near the entrance.

In response to Commissioner Rizzo's inquiry, Mr. Massaro reported that the first phase of the project has been capitalized and engineering and working drawings have been completed.

Commissioner D'anjou noted that while the church is prohibited from operating a primary school or daycare facility, the church's website seems to indicate that preschoolers through kindergarteners are cared for on the site a couple of times a week and a survey on the website solicits comments about the needs of homeschoolers.

Mr. Marks explained that the church provides childcare during women's events and there are a handful of kids being cared for on Thursdays during MOPS. He further explained that the church wants to support homeschoolers, but has absolutely no plans to operate a school or daycare facility at the church, noting that this would be contrary to the agreement with the property owner.

Mr. Massaro advised that the classrooms are ancillary to the church and do not meet Title 22 requirements for operating a school or a daycare facility.

Commissioner D'anjou asked about summer camps.

Mr. Marks reported that the church has had a vacation bible school during the summer in the past, but is not having one this year. He explained that children are

closely supervised during vacation bible school so they do not create a nuisance for industrial neighbors.

In response to Commissioner Gibson, Mr. Massaro stated that he stands by the comments he made at the August 4, 2010 Planning Commission meeting at which he confirmed that the new classrooms would be used for Sunday school only and emphasized that the expansion was to create a better experience for churchgoers and not to increase membership.

**MOTION:** Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Gibson and passed by unanimous voice vote.

Commissioner Uchima expressed support for the project, with the addition of a condition requiring the parking situation to be reviewed in six months. He emphasized that the classrooms are to be used for Sunday school only.

Planning Manager Lodan recommended appropriate language for the modified conditions.

**MOTION:** Commissioner Weideman moved for the approval of MOD12-00002, as conditioned, including all findings set forth by staff, with the following modifications:

**Modify**

No. 4 That any use of the church sanctuary for public assembly shall not begin prior to 7:00 p.m. on weekdays.

**Add**

- That the parking situation shall be monitored for a six-month period after the construction of the final phase of the church expansion to determine whether there are any adverse parking impacts in the area and if there are, they are to be brought back to the Planning Commission for review.

The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Commissioner D'anjou requested that the church still build the fence between the church and QuinStar Technology (24085 Garnier Street) even if this project does not go forward because this company has legitimate concerns since a child from the church who was skateboarding crashed into one of their windows.

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution No. 12-020.

**MOTION:** Commissioner Weideman moved for the adoption of Planning Commission Resolution No. 12-020 as amended. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

**12B. PRE12-00004, WAV12-00002: DAN AND PAULA JOHNSON**

Planning Commission consideration for approval of Precise Plan of Development to allow first and second-story additions and a roof deck to an existing two-story single-family residence, in conjunction with a Waiver of the side yard setback requirements on property located within the Hillside Overlay District in the R-1 Zone at 4510 Paseo de las Tortugas.

**Recommendation:** Approval.

Planning Associate Martinez introduced the request.

Dan Johnson, 4510 Paseo de las Tortugas, applicant, voiced his agreement with the recommended conditions of approval. He stated that he was born and raised in this house and subsequently purchased it from his parents and was now proposing a fairly substantial remodel, which includes a roof deck on the back of the house to take advantage of city and ocean views. He reported that he has discussed the project with his neighbors and no one has expressed concerns.

Gary Lane, Lane Designs, project architect, briefly described the proposed project.

Commissioner Weideman asked about neighbors' reaction to the roof deck. Mr. Johnson reported that he spoke with the neighbor most affected by the deck, who is an original owner like his parents, and she thought it was great and suggested that he bundle up when using it.

Commissioner Weideman noted that he had expected to hear privacy concerns about the proposed roof deck but apparently neighbors do not object, which is likely due to the fact that the applicant is a long-time resident very familiar with his neighbors.

Commissioner Rizzo related his experience that roof decks look nice but are rarely used.

Commissioner Gibson congratulated Mr. Johnson on avoiding a lengthy hearing, which tends to be the case when roof decks are involved.

Commissioner Polcari commended the applicant for the easy-to-read set of plans.

Chairperson Skoll voiced his opinion that the architect had done a good job of designing the roof deck so it's not obtrusive and noted that the City is in the process of developing guidelines for roof decks.

**MOTION:** Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Rizzo and passed by unanimous roll call vote.

**MOTION:** Commissioner Rizzo moved for the approval of PRE12-00004 and WAV12-00002, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote.

Planning Associate Martinez read aloud the number and title of Planning Commission Resolution Nos. 12-021 and 12-022.

**MOTION:** Commissioner Rizzo moved for the adoption of Planning Commission Resolution Nos. 12-021 and 12-022. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote.

13. **RESOLUTIONS** – None.

14. **MISCELLANEOUS ITEMS**

**14A. PLANNING COMMISSION 2011 ANNUAL REPORT**

Chairperson Skoll thanked staff for preparing the Planning Commission's 2011 Annual Report, noting that he reviewed it and it conforms to the guidelines in the Commissioners Handbook.

**MOTION:** Commissioner Weideman moved to approve the Planning Commission 2011 Annual Report as submitted and to direct staff to forward it to the City Council. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

**15. PUBLIC WORKSHOP ITEMS – None.**

**16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

Planning Manager Lodan reported that the City Council considered the Chicken Maison/Deli Roma case at the March 27 City Council meeting and that matter was continued to May 22, 2012 to allow for the resolution of a pending lawsuit.

**17. LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Lodan reported that the Planning Commission meeting of April 18, 2012 has been cancelled and the next meeting will be held on May 2, 2012.

**18. ORAL COMMUNICATIONS #2**

**18A.** Commissioner Polcari requested an excused absence from the May 2, 2012 Planning Commission meeting. Commissioner Weideman, seconded by Commissioner Uchima, so moved and voice vote reflected unanimous approval.

**18B.** Commissioner D'anjou wished everyone a happy Easter.

**18C.** Chairperson Skoll commented positively on the meeting, noting that Agenda Item 12A took a little longer than anticipated, but the discussion was necessary.

**19. ADJOURNMENT**

At 8:12 p.m., the meeting was adjourned to Wednesday, May 2, 2012 at 7:00 p.m.

Approved as Submitted May 16, 2012 s/ Sue Herbers, City Clerk
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